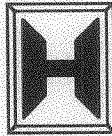


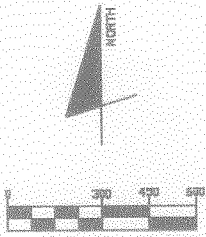
STEWART TITLE

*"Enhancing the Real Estate
Closing Process"*

02-98
FAR = 0.55:1
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HARBOR GATEWAY CENTER



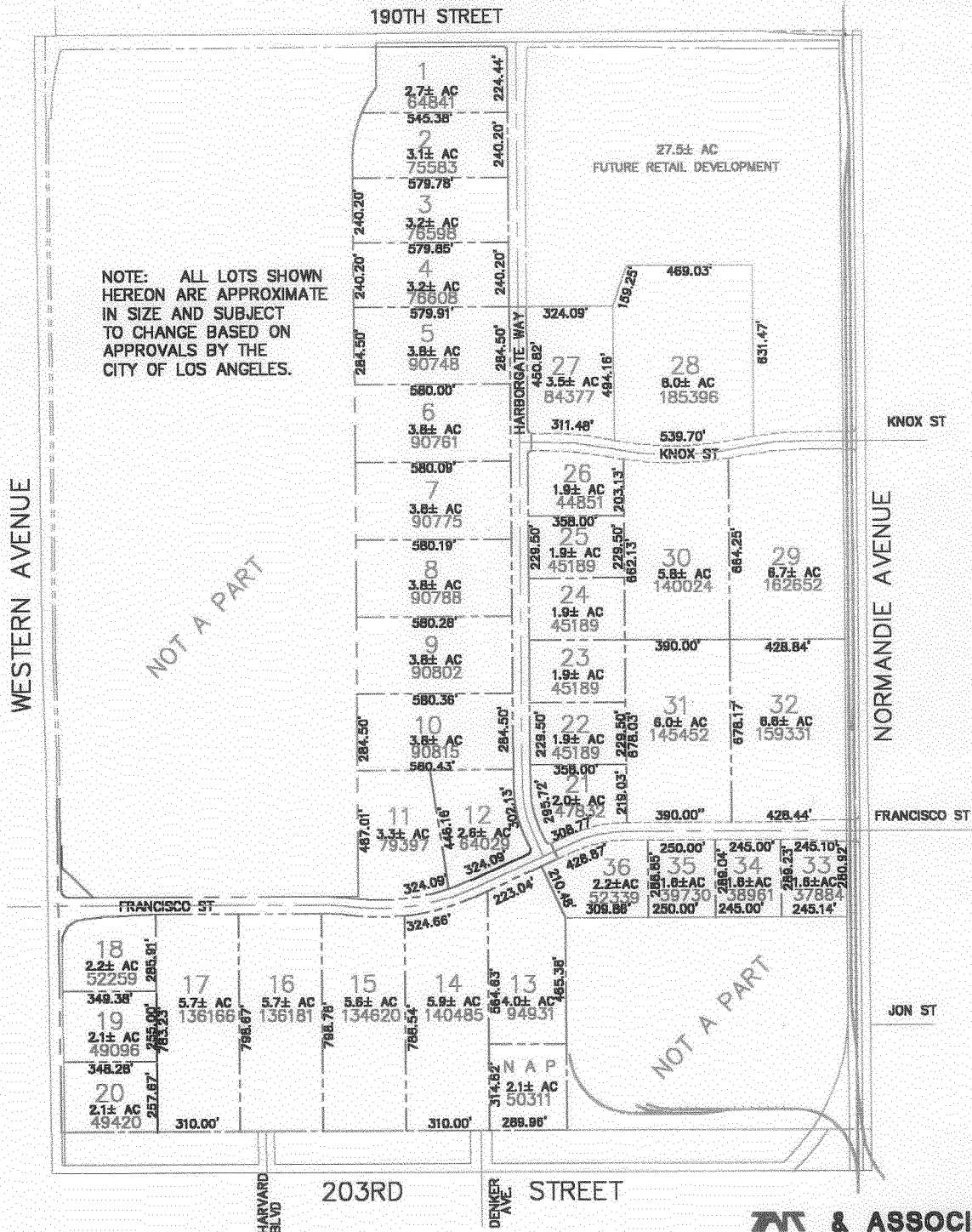
FAR EXHIBIT (0.26 RETAIL)
(0.55 OFFICE/INDUSTRIAL)

LEGEND

VESTING TRACT NO. 52172

2.7± AC = LOT AREA
54798 = MAX FLOOR AREA IN S.F.

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BOE-C6-0064350



LEGEND

2.7± AC = LOT AREA

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WESTERN AVENUE

NOT A PART

NORMANDIE AVENUE

FRANCISCO ST

JON ST

203RD

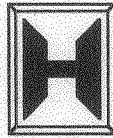
STREET

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HARBOR GATEWAY CENTER



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(0.55 OFFICE/INDUSTRIAL)

LEGEND

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190TH STREET

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WESTERN AVENUE

NOT A PART

KNOX ST

NORMANDIE AVENUE

FRANCISCO ST

JON ST

FRANCISCO ST

203RD

STREET

HARVARD
BLVD

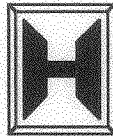
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AVE

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HARBOR GATEWAY CENTER



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VESTING TRACT NO. 52172

190TH STREET

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WESTERN AVENUE

NOT A PART

KNOX ST

NORMANDIE AVENUE

FRANCISCO ST

JON ST

FRANCISCO ST

203RD

STREET

HARVARD
BLVD

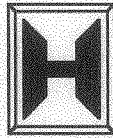
DENVER
AVE

AT & ASSOCIATES INC.

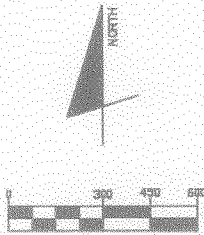
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HARBOR GATEWAY CENTER



FAR EXHIBIT (0.26 RETAIL)
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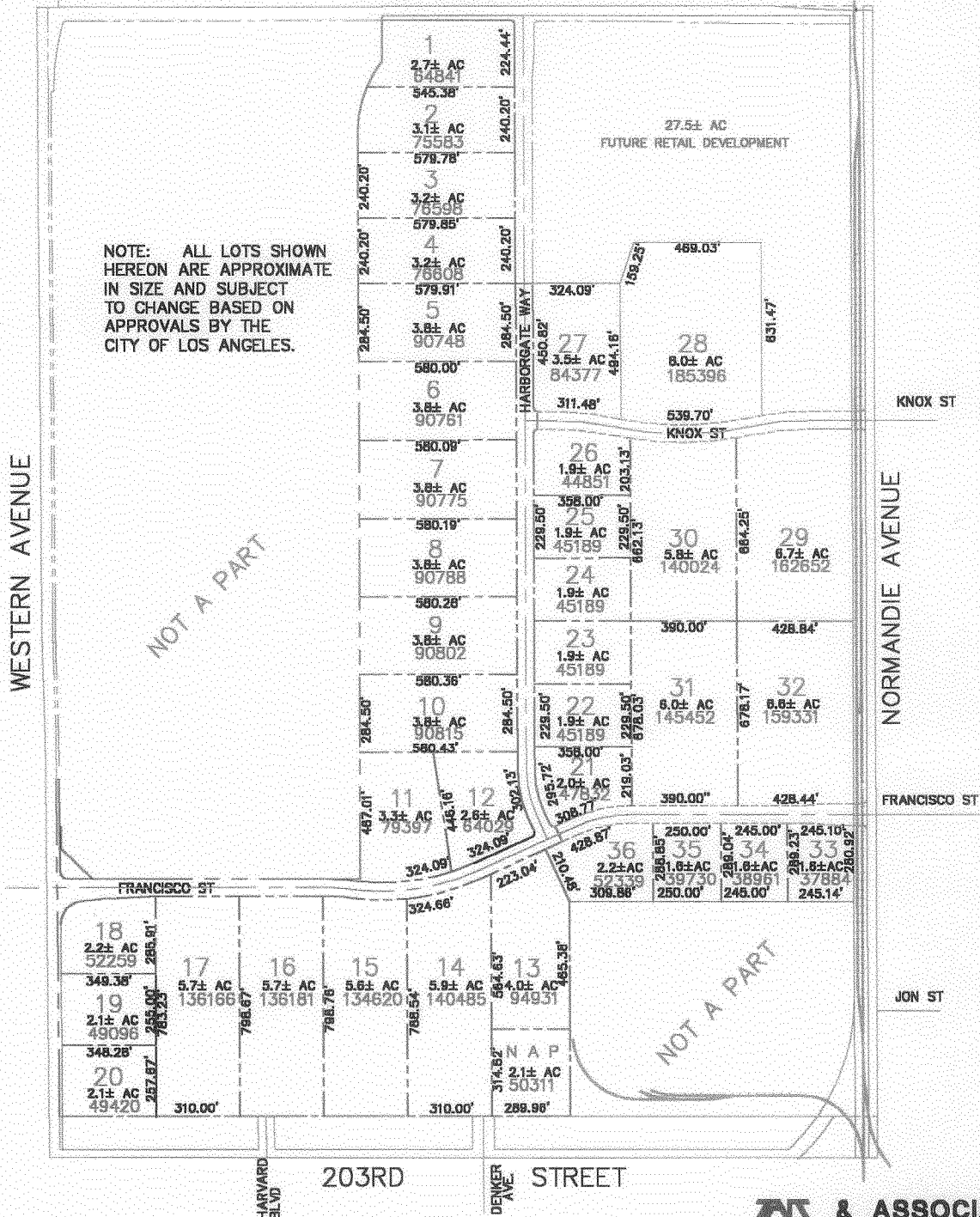
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VESTING TRACT NO. 52172

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190TH STREET

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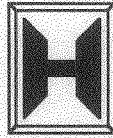


AT & ASSOCIATES INC.

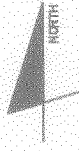
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HARBOR GATEWAY CENTER



FAR EXHIBIT (0.26 RETAIL)
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VESTING TRACT NO. 52172

190TH STREET

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WESTERN AVENUE

NOT A PART

HARBOR GATEWAY WAY

KNOX ST

NORMANDIE AVENUE

FRANCISCO ST

JON ST

FRANCISCO ST

203RD

STREET

HARVARD BLVD

DENVER AVE

FA & ASSOCIATES INC.

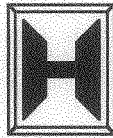
1100 TOWN & COUNTRY ROAD, SUITE 1200, ORANGE, CA. 92668

TEL. (714) 560-8200

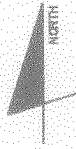
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HARBOR GATEWAY CENTER



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LEGEND

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VESTING TRACT NO. 52172

190TH STREET

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WESTERN AVENUE

NOT A PART

HARBOR GATEWAY WAY

KNOX ST

NORMANDIE AVENUE

FRANCISCO ST

JON ST

FRANCISCO ST

203RD

STREET

HARVARD BLVD

DENVER AVE

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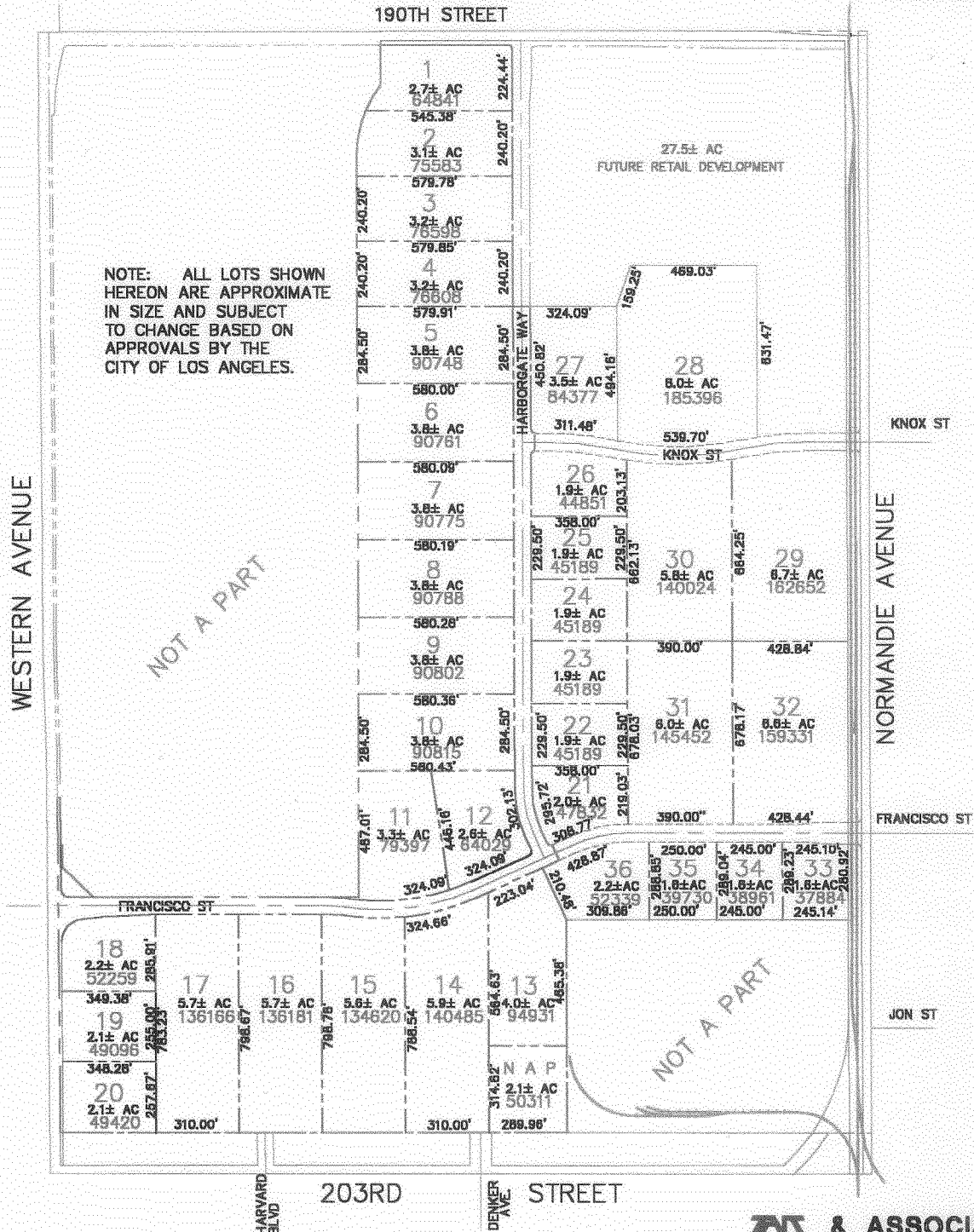
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LEGEND

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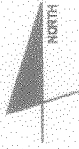
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HARBOR GATEWAY CENTER



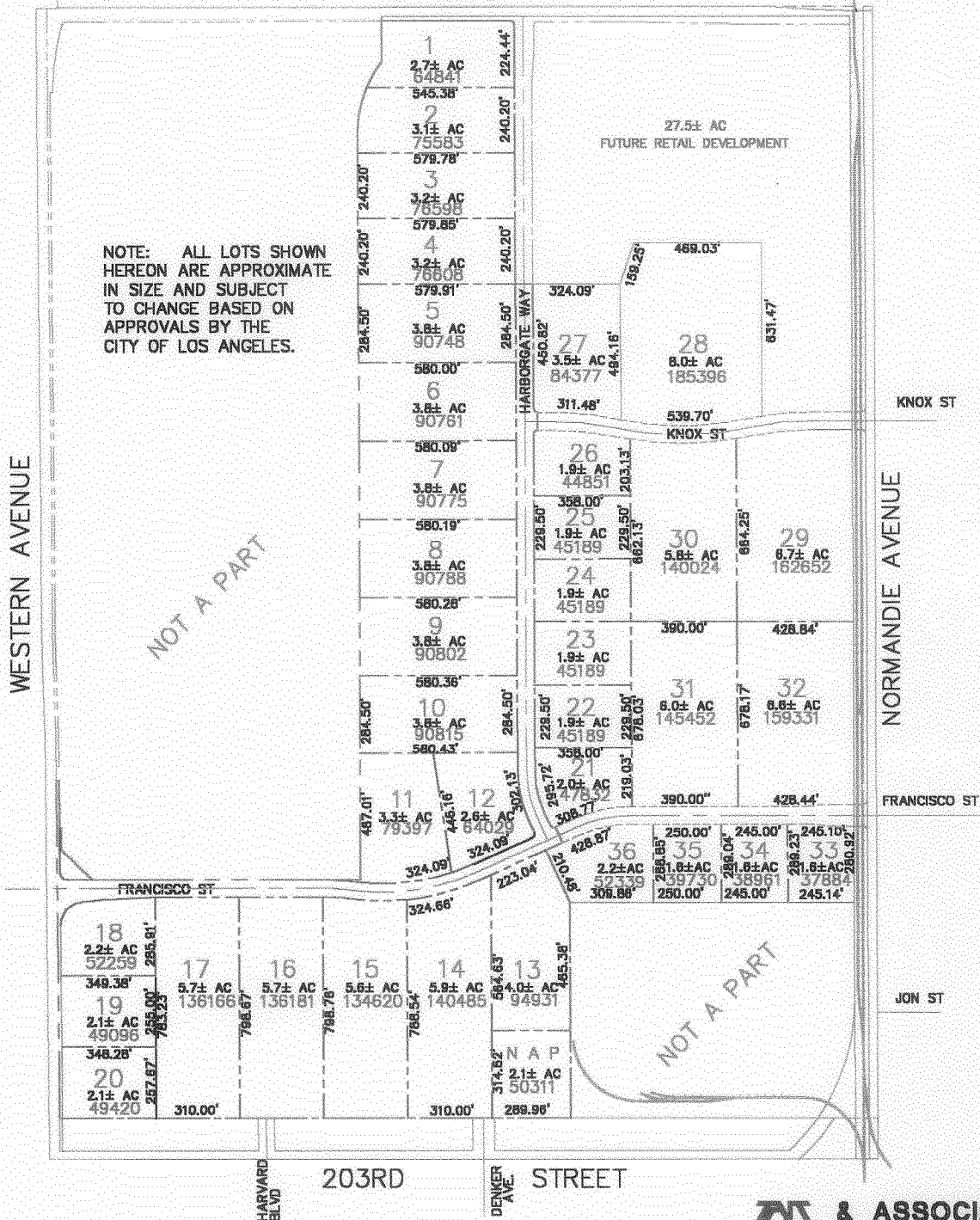
FAR EXHIBIT (0.26 RETAIL)
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LEGEND

VESTING TRACT NO. 52172

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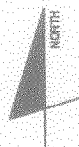
190TH STREET



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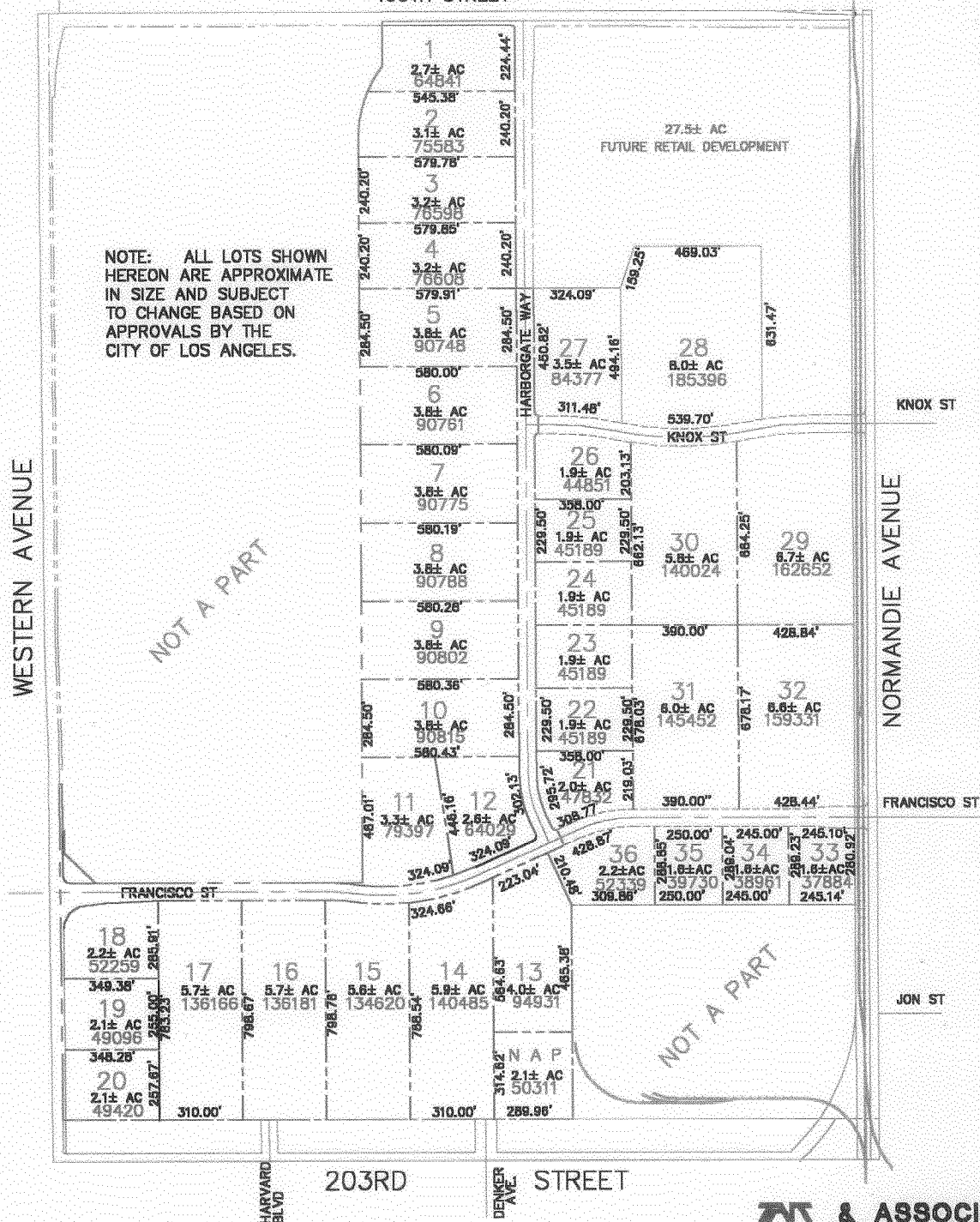
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LEGEND

2.7± AC = LOT AREA
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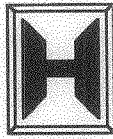
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**TK & ASSOCIATES INC.**

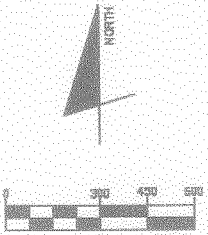
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HARBOR GATEWAY CENTER



FAR EXHIBIT (0.26 RETAIL)
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LEGEND

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190TH STREET

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WESTERN AVENUE

NOT A PART

KNOX ST

NORMANDIE AVENUE

FRANCISCO ST

JON ST

FRANCISCO ST

203RD

STREET

HARVARD
BLVD

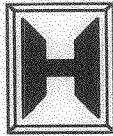
DENVER
AVE

AT & ASSOCIATES INC.

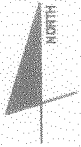
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HARBOR GATEWAY CENTER



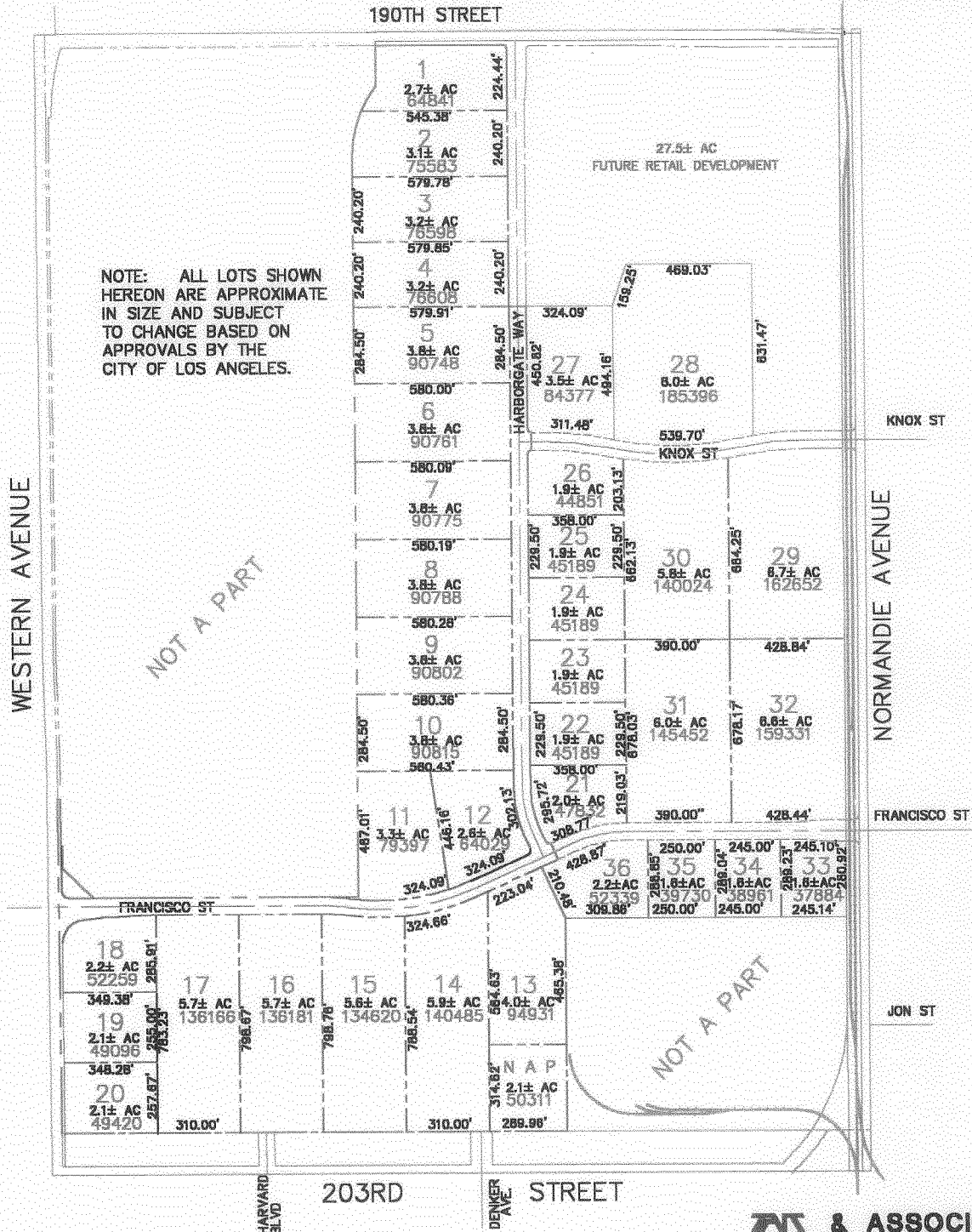
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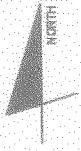
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NOT A PART

NORMANDIE AVENUE

FRANCISCO ST

JON ST

203RD STREET

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